

11163

R-11218/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Registered (As) the Document **AF 281905**  
 is Admitted to Registration in the  
 Signature Sheet and the Endr-  
 ovements Attached with this  
 Documents are the Part of this  
 Document.

*Handwritten notes:*  
 2.05.22  
 01.11.22  
 31.02.2022

01 NOV 2022

A.D.S.R. Durgapur  
Bardhaman

**POWER OF ATTORNEY AFTER REGISTRATION OF  
 DEVELOPMENT AGREEMENT**  
 Addl. Dist. Sub-Registrar  
 Durgapur, Paschim Bardhaman

Contd. Page-02

*Handwritten signature/initials*



SINo. 1120 Date 11/07/22  
Sold to K.I.C ASSOCIATES  
Address Durgapur 13  
Value of Stamp 500  
Date of Purchase of the stamp  
Pepar from Treasury 30 JUN 2022  
Name of the Treasury from  
Durgapur

*Chatterjee*  
**Somnath Chatterjee**  
Stamp Vendar  
A.D.S.R. Office, Durgapur-16  
Licence No.-1/2016-17



*[Signature]*  
Add. Dist. Sub-Registrar  
Gurgapur, Paschim Bardhaman

01 NOV 2022

**KNOW ALL MEN BY THESE PRESENTS THAT**

I, **Mr. BIJAY PRASAD** [ Pan No- AHNPP7899N ] , Aadhaar No- 560163135074 ] son of Shyam Bihari Prasad, by Occupation- Service, by faith: Hindu, by nationality: Indian, residing at B1 Mallabhum Housing Co-opt Sec-2A, Bidhannagar, P.S-Newtownship, P.O- Durgapur-713212, Dist-Paschim Bardhaman, West Bengal .

**DO HEREBY NOMINATE APPOINT AND CONSTITUTE**

**K C ASSOCIATES (PAN No.: AAKFK5269M)** a partnership firm having its registered office at Shyam Complex, P.O : Benachity, Durgapur-13, PS : Durgapur, District:- Paschim Bardhaman, Pin - 713213, West Bengal represented by its partners

[1] **MD NASIM KHAN** (PAN No. ANHPK8226A, | Aadhaar No- 468335415012 ] Son of MD Muslim Khan, by faith Muslim, by Nationality : Indian, by Occupation : Business, resident of A1/2, Ashiyana, Naim Nagar, PO : Durgapur, PS & ADSR : Durgapur, Dist : Paschim Bardhaman, Pin : 713203 .

[2] **Mr. MANOJ CHOUDHARY** [ Pan No-AFYPC4626H ] | Aadhaar No-975601815019 ] son of Surendra Choudhury, by faith-Hindu, By Occupation-Business, by nationality-Indian residing at 3/10, S.C Path, City Centre, P.O-Durgapur-16, P.S- Durgapur, Dist-Paschim Barddhaman, West Bengal, Pin-713216 as my lawful attorney.

**WHEREAS** I am owning, possessing and seizing ALL THAT piece and parcel of **Baid Land** measuring area of **3 Katha** comprising in **Plot No-RS-71, Plot No-LR-273** under **Khatian No-67** Khatian no-LR-1268 under Mouza-Shankarpur, JL No-109, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal within Jemua Gram Panchayat which is butted and bounded as follows : North: Land of Ray Babu. East : Land of Arup Das & Swarup Das. West: Land of Jayanta Banerjee. South : 12 ft wide Metal road.

**AND WHEREAS** I have already entered with an agreement for development of a land and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Jemua Gram Panchayat and/or any other concerned Authority/Authorities but due to my engagement in other affairs and lack of sufficient times I am not be able to appear in each and every time before any office or registration Office or to take any steps for the said development and as such I am in need to execute this power of attorney by appointing my developer company.



By force of this Power of Attorney my lawful attorney shall be able to do any acts as follows either singly or jointly :-

1. To appear before the office of Jemua Gram Panchayat or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection with development of land and construction of flat building thereon.
2. To submit any building plan or revised plan or letter or documents or to receive any letter in my name and to sign therein after receipt before Jemua Gram Panchayat or B.L.& L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
3. To deposit any fees or charges in the office of Jemua Gram Panchayat or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
4. To recover and receive any debt or any rent or to demand any amount or dues owing to me any person or any office and after receive will execute any receipt.
5. To receive the any building plan or revised plan after sanction from the competent authority.
6. To apply for any type of connection either in their own name or in the name of firm.
7. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
8. To bring any proceeding or any suit on my behalf in connection with my said plot against any persons or any authorities before any court of law.
9. To appear and act in all courts or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in my name or in the name of firm.
10. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
11. To submit any application before office of District Magistrate, Office Of B.D.O or D.L. & L.R.O or BL & LRO or police station or court for any purpose in connection of development of land and erection of flat and building thereon.





12. To execute any affidavit or bond or any documents in favour of customer or office.
13. To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building.
14. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
15. To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale in respect of Developer allocation.
16. To execute any sale deed or agreement to sale in favour of **their** customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of Developer allocation.
17. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.
18. By force of Registered **Development Agreement being no-9508 of 2022, Volume No-2306-2022, Page from 222359 to 222376** my attorney has every right to get loan by creating mortgage of the property as described in schedule for completion of the total project at time own risk.
19. This power of attorney does not create any right title interest & possession in favour of the attorney holder.
20. **This POA does not create consume or assign any kind of transfer of right, title interest of the said property in favour of the attorney.**
21. **That the Power of Attorney is revocable and will never be treated as irrevocable POA.**

And Generally to do all acts deeds and thing which my said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as I could do the same.

AND I hereby whatsoever my said Attorney either singly or jointly shall lawfully do or cause to be done by virtue of this said as if I were personally present.



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of all the LANDOWNER and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties have executed and presents on this 1st day of November 2022.

Witnesses:

1.

Bhanta Lal  
S/o - Boudyady Lal  
Durgam Co. Ad. 12

Bijay Prasad

SIGNATURE OF THE EXECUTANT

K. C. ASSOCIATES

M. D. Haidim Khan  
Partner

2. Shakeel Ahmad  
S/o Late Ahmad Hassan  
Rajahat, K. K. K. - 700135

K. C. ASSOCIATES

Kavij Choudhury  
Partner

Signature of my attorney duly  
Attested by me

Bijay Prasad

SIGNATURE OF THE EXECUTANT

Drafted and typed by me

*Bhanta Lal*  
Advocate, Durgapur Court

En No- WB-733 of 2011



হাতামূলের টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

*Bijay Prasad*

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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ডান হাত Right Hand					



ফটো Photo

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর

Signature

### Major Information of the Deed

Deed No :	I-2306-11218/2022	Date of Registration	01/11/2022
Query No / Year	2306-8003102516/2022	Office where deed is registered	
Query Date	01/11/2022 11:26:06 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8250537504, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 14,75,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 230609508/2022		

### Land Details :

District: Paschim Bardhaman, P. S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-273	LR-1268	Vastu	Baid	3 Katha		14,75,502/-	Width of Approach Road: 12 Ft, Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>4.95Dec</b>	<b>0/-</b>	<b>14,75,502 /-</b>	



**Principal Details :**

Name,Address,Photo,Finger print and Signature



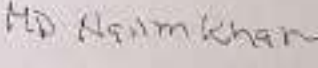


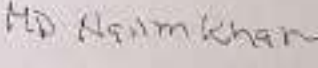


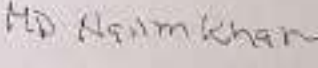
Name	Photo	Finger Print	Signature
<b>Mr Bijay Prasad</b> <b>(Presentant )</b> Son of Mr. Shyam Bihari Prasad Executed by: Self, Date of Execution: 01/11/2022 , Admitted by: Self, Date of Admission: 01/11/2022 ,Place : Office			
	01/11/2022	LTI 01/11/2022	01/11/2022




B1 Mallabhum Co Opt. Society, Sec 2A, City:- Durgapur, P.O:- Bidhanagar, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxxx9N, Aadhaar No: 56xxxxxxxx5074, Status :Individual, Executed by: Self, Date of Execution: 01/11/2022 , Admitted by: Self, Date of Admission: 01/11/2022 ,Place : Office

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>K C ASSOCIATES</b> Shyam Complex, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Md Nasim Khan</b>                      Son of Md. Muslim Khan                      Date of Execution - 01/11/2022 , Admitted by: Self, Date of Admission: 01/11/2022, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Nov 1 2022 3:32PM</td> <td>LTI 01/11/2022</td> <td>01/11/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Md Nasim Khan</b> Son of Md. Muslim Khan Date of Execution - 01/11/2022 , Admitted by: Self, Date of Admission: 01/11/2022, Place of Admission of Execution: Office					Nov 1 2022 3:32PM	LTI 01/11/2022	01/11/2022
Name	Photo	Finger Print	Signature										
<b>Md Nasim Khan</b> Son of Md. Muslim Khan Date of Execution - 01/11/2022 , Admitted by: Self, Date of Admission: 01/11/2022, Place of Admission of Execution: Office													
	Nov 1 2022 3:32PM	LTI 01/11/2022	01/11/2022										
A1/2, Ashiyana, Naim Nagar, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.:: anxxxxxx6a, Aadhaar No: 46xxxxxxxx5012 Status : Representative, Representative of : K C ASSOCIATES (as Partner)													

Name	Photo	Finger Print	Signature
<b>Mr Manoj Choudhury</b> Son of Mr. Surendra Choudhary Date of Execution - 01/11/2022, , Admitted by: Self, Date of Admission: 01/11/2022, Place of Admission of Execution: Office	 Nov 1 2022 3:33PM	 LTI 01/11/2022	 01/11/2022
3/10-S C Path, City Centre, City- Durgapur, P.O- City Centre, P.S:-Durgapur, District-Paschim Bardhaman, West Bengal, India, PIN- 713216, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx6H, Aadhaar No: 97xxxxxxxx5019 Status : Representative, Representative of : K C ASSOCIATES (as Partner)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Bhakta Pal</b> Son of Mr. Baidyanath Pal Durgapur Court, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District- Paschim Bardhaman, West Bengal, India, PIN:- 713216	 01/11/2022	 01/11/2022	 01/11/2022
Identifier Of Mr Bijay Prasad, Md Nasim Khan, Mr Manoj Choudhury			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Bijay Prasad	K C ASSOCIATES-4.95 Dec

#### Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 273, LR Khatian No:- 1268	Owner: বিজয় প্রসাদ, Gurdian: শাক্ত বিশ্বাসী, Address নিজ , Classification: বাসিন্দা, Area: 0.05000000 Acre.	Owner Name not selected by applicant.



01-11-2022

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 of Indian Stamp Act 1899.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 14:00 hrs on 01-11-2022, at the Office of the A.D.S.R. DURGAPUR by Mr Bijay Prasad, Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 14,75,502/-

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )**

Execution is admitted on 01/11/2022 by Mr Bijay Prasad, Son of Mr Shyam Bihari Prasad, B1 Mallabhum Co Opt. Society, Sec 2A, P.O: Bidhanagar, Thana: New Township, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 01-11-2022 by Md Nasim Khan, Partner, K C ASSOCIATES, Shyam Complex, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-11-2022 by Mr Manoj Choudhury, Partner, K C ASSOCIATES, Shyam Complex, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp Type: Impressed, Serial no 1120, Amount: Rs.50.00/-, Date of Purchase: 11/07/2022, Vendor name: SOMNATH CHATTERJEE

*Santanu Pal*

**Santanu Pal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Paschim Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 253796 to 253807  
being No 230611218 for the year 2022.



Digitally signed by Santanu Pal  
Date: 2022.11.02 13:52:53 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2022/11/02 01:52:53 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)